Thirtieth
Annual
Report

IMPROVED DWELLINGS ASSOCIATION

1916

Incorporated
April 3, 1885

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Thirtieth Annual Report

OF THE

IMPROVED DWELLINGS ASSOCIATION

February 1, 1916

BOSTON
NATHAN SAWYER & SON, Inc., PRINTERS
41 Pearl Street
1916

OFFICERS FOR 1916.

PRESIDENT:

WALTER HUNNEWELL.

VICE-PRESIDENT:

RICHARD W. HALE.

CLERK AND TREASURER:

WILLIAM MINOT.

DIRECTORS:

PHILIP CABOT,
RICHARD W. HALE,
EDWIN D. BROOKS,
EDWARD C. FITZ,
IDA M. MASON,
WALTER HUNNEWELL,
HELEN SHARP,
WILLIAM MINOT.

Improved Dwellings Association.

TRIAL BALANCE.

December 31, 1915.

ASSETS.

Cash on hand:		
Paul Revere Trust Company,		
Balance January 1, 1916	$2,387.02	
Deposited in January, 1916	572.55	
	$2,959.57	
Paid in January, 1916	98.60	$2,860.97
Broadway Estate:		
Book Value January 1, 1915	$47,500.00	
Less Depreciation, 1915	500.00	47,000.00
Second Street Estate:		
Book Value of Land	10,000.00	
Book Value of Building	30,000.00	40,000.00
Athens Street Real Estate:		
Book Value of Land, January 1, 1915		2,775.00
Profit and Loss Account		12,003.68
Total		$104,639.65

LIABILITIES.

Unpaid Commission	$195.75
Undivided Income	4,443.90
Capital Stock	100,000.00
Total	$104,639.65

I hereby certify that I have examined the accounts of the Treasurer of the Improved Dwellings Association for the year ending December 31, 1915, and find them to be correct and duly vouched for.

HORACE C. HARTSHORN,
Certified Public Accountant.

FINANCIAL STATEMENT.

Year Ending December 31, 1915.

Balance of Cash on hand January 1, 1915			$1,835.47
Rentals.	RECEIPTS.		
Broadway Estate	$4,276.75		
Second Street Estate	3,256.85	$7,533.60	
Interest		38.32	
Adjustment of Fire Loss		95.00	
Total			7,666.92
Broadway Estate.	PAYMENTS.		
Taxes	$797.40		
Water Rates	155.60		
Janitress	104.00		
Agent	120.00		
Insurance	118.50		
Repairs	804.23		
Light	28.32		
Water Supervision	24.00		
Sundries	17.44		
Treasurer's Commission	102.65	$2,272.14	
Second Street Estate.			
Taxes	$689.40		
Water Rates	265.02		
Agent	384.00		
Janitress	102.35		
Repairs	347.05		
Light	95.66		
Water Supervision	24.00		
Sundries	35.24		
Insurance	6.52		
Treasurer's Commission	79.48	2,028.72	
Carried forward		$4,300.86	$9,502.39

Brought forward	$4,300.86	$9,502.39

Athens Street Estate.

Taxes 1915	21.60	
Dividends 52 and 53	2,000.00	
Office Expenses	27.96	
Sundry Expenses	20.00	
Liability Insurance	56.81	
Federal Income Tax	17.38	
Treasurer's Commission	196.81	6,641.42
Balance		$2,860.97

PROPERTY OF THE ASSOCIATION.

Is in South Boston, Mass., and is as follows:

(1) **Rufus Ellis Memorial** (office, 25 West Second Street), a brick structure, completed in December, 1888; built in three sections divided by brick partitions, making practically three buildings. It has fifty-six tenements. Prices are: For a single room, $1.00 per week; for two rooms, $1.30 to $1.50 per week; for three rooms, $1.50 to $2.00 per week; for four rooms, $2.25 to $2.50 per week.

(2) **31-33 Athens Street** (in rear of Rufus Ellis Memorial) vacant land.

(3) **Broadway Estate** (on Broadway, C and Athens Streets). This estate is about a quarter of a mile from properties numbered 1 and 2, and consists of shops and tenements. The buildings are old, some brick and others wood, plenty of light and air. The tenements are on C Street (brick), and Athens Street (wood), twenty in all. Prices on C Street: For three rooms, $2.25 per week; for four and five rooms, $2.50 per week. On Athens Street: For three rooms, $1.25; four rooms, $1.50 per week.